



# AGENDA

## Regular Meeting

### Reno City Planning Commission

Wednesday, September 19, 2018 • 6:00 PM

Reno City Council Chamber, One East First St, Reno, NV 89501

Commissioners			
Mark Johnson, Chair 326-8864			
Britton Griffith, Vice Chair	326-8858	John Marshall	326-8863
Peter Gower	326-8860	Paul Olivas	326-8861
Ed Hawkins	326-8862	Kevin Weiske	326-8859

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**Posting:** This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at Reno City Hall – One East First Street, Washoe County Downtown Reno Library – 301 South Center Street, Evelyn Mount Northeast Community Center – 1301 Valley Road, McKinley Arts and Culture Center – 925 Riverside Drive, Reno Municipal Court – One South Sierra Street, Washoe County Administration Building – 1001 East 9th Street and Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>.

**Accommodation:** Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact the Community Development Department at (775) 334-2576 in advance so that arrangements can be made.

**Support Materials:** Staff reports and supporting material for the meeting are available at the City Clerk's Office. Please contact Ashley D. Turney, City Clerk, 1 East 1st Street, Reno, NV 89505, (775) 334-2030; [turneya@reno.gov](mailto:turneya@reno.gov). Staff reports and supporting materials are also available on the City's website at <http://www.reno.gov/meetings>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the Planning Commission.

**Order of Agenda:** A time listed next to a specific agenda item indicates that the specific item will not be heard before that time – it does not indicate the time schedule of any other items. Items on the agenda may be taken out of order and the public body may combine two or more agenda items for consideration. The Planning Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

**Public Comment:** A person wishing to address the Reno City Planning Commission shall submit a “Request to Speak” form to the Secretary. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken. The presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the Planning Commission, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the Reno City Planning Commission or while attending the Reno City Planning Commission meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the Reno City Planning Commission during that session of the Reno City Planning

Commission. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

**Appeal Process:** Any final action (not including recommendations) or failure to take action by the Planning Commission may be appealed to the Reno City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within ten calendar days starting on the day after written notice of the action is filed with the City Clerk, and if the tenth calendar day falls on a weekend or holiday when the Clerk's office is not open, the appeal may be filed on the next business day.

**Watch Meetings:** Planning Commission meetings are streamed online when the Commission is in session in Council Chamber at <http://www.reno.gov/meetings> and broadcast on Charter Channel 194.

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**1 Pledge of Allegiance**

**2 Roll Call**

**3 Public Comment (This item is for either public comment on any action item or for any general public comment.)**

**4 City Council Liaison Reports**

**5 Public Hearings Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item 3, Public Comment, is heard at the beginning of this meeting.**

5.1 Staff Report (For Possible Action): Case No. **LDC18-00085 (Rancharrah 6A)** - A request has been made for a tentative map to develop 96 single family residential lots. The ±32.12 acre site is located on the northeast side of Talbot Lane within the Rancharrah Planned Unit Development. The site has Master Plan land use designations of Suburban Mixed-Use (SMU) and Single-Family Neighborhood (SF). bjo **[Ward 2]**

5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC18-00094 (North Virginia Industrial)** - A request has been made for a zoning map amendment from Mixed Use/North Virginia Street Transit Corridor (MU/NVTC) to Industrial Commercial (IC). The ±8.32 acre site is located on the south side of North Virginia Street, ±420 feet east of its intersection with Stead Boulevard. The site has a Master Plan Land Use designation of Industrial (I). skr **[Ward 4]**

- 5.3 Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 05-18 Case No. **LDC19-00001 (Echo Avenue Master Plan and Zoning Map Amendments)** - A request has been made for a: 1) Master Plan Amendment from Parks/Greenways/Open Space (PGOS) to Multi-Family Neighborhood (MF); and 2) zoning map amendment from Public Facility (PF) to Multifamily-30 units per acre (MF30). The ±1.95 acre site is located on the south side of Echo Avenue between Mount Charleston Street to the west and Stead Boulevard to the east. bjo **[Ward 4]**
- 5.4 Staff Report (For Possible Action - Recommendation to City Council): Case No. **TXT18-00002 (Accessory Dwelling Units)** - A request has been made to amend the Reno Municipal Code Title 18, Annexation and Land Development, Chapter 18.08 Zoning, Article II “Permitted Uses and Use Regulations”, Sections 18.08.201 Titled “Permitted Uses by Base Zoning District” and 18.08.203 Titled “Standards for Accessory Uses and Structures”, Chapter 18.12 Article XI Titled “Off-Street Parking and Loading” and Chapter 18.24, “Rules of Measurement and Definitions”, to add standards and definitions as they relate to accessory dwelling units. hrm This item was continued from the May 30, 2018 Planning Commission meeting.
- 6 Truckee Meadows Regional Planning Liaison Report**
- 7 Staff Announcements**
  - 7.1 Report on status of Planning Division projects.
  - 7.2 Announcement of upcoming training opportunities.
  - 7.3 Report on status of responses to staff direction received at previous meetings.
  - 7.4 Report on actions taken by City Council on previous Planning Commission items.
- 8 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**
- 9 Public Comment (This item is for either public comment on any action item or for any general public comment.)**
- 10 Adjournment (For Possible Action)**

**IF THE MEETING GOES BEYOND 11:00 PM, THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.**